

Attachment A

City of San Diego Civic Center Comparison - 10 Year Summary

| Year | Capital Expenses Owned Bldgs | Operating & Maintenance Owned Bldgs | Net Parking (Rev)/Exp | Rent/O&M Expenses Leased Bldgs | Net Retail & Meeting Space (Rev)/Exp | Debt Service | Relocation Costs | Incremental Costs - New Process | TOTAL | 2010 Base Year Costs | Incremental Costs Over Base Year |
|---------------------------------|---------------------------------|--|--------------------------|-----------------------------------|---|--------------------|------------------|---------------------------------|--------------------|----------------------|----------------------------------|
| "Revised Proposal" Costs | | | | | | | | | | | |
| 1 2010 | 0 | 3,424,064 | (1,593,866) | 11,267,347 | 959,012 | 0 | 0 | 0 | 14,056,556 | 14,056,556 | 0 |
| 2 2011 | 2,929,869 | 3,543,906 | (1,658,436) | 11,404,873 | 1,093,639 | 189,875 | 0 | 0 | 17,503,726 | 14,056,556 | 3,447,170 |
| 3 2012 | 2,929,869 | 3,667,942 | (1,725,617) | 11,749,455 | 0 | 8,000,000 | 636,540 | 0 | 25,258,189 | 14,056,556 | 11,201,633 |
| 4 2013 | 2,929,869 | 3,796,320 | (1,795,515) | 11,761,679 | 0 | 8,500,000 | 0 | 0 | 25,192,353 | 14,056,556 | 11,135,797 |
| 5 2014 | 1,458,270 | 4,786,726 | (2,325,105) | 6,843,865 | (26,527) | 14,000,000 | 953,306 | 0 | 25,690,536 | 14,056,556 | 11,633,980 |
| 6 2015 | 0 | 5,139,078 | (2,895,741) | 0 | (397,377) | 15,327,191 | 0 | 0 | 17,173,150 | 14,056,556 | 3,116,594 |
| 7 2016 | 0 | 5,293,250 | (3,014,142) | 0 | (407,565) | 15,360,409 | 0 | 0 | 17,231,952 | 14,056,556 | 3,175,396 |
| 8 2017 | 0 | 5,452,047 | (3,137,361) | 0 | (418,016) | 15,398,501 | 0 | 0 | 17,295,173 | 14,056,556 | 3,238,617 |
| 9 2018 | 0 | 5,615,609 | (3,265,593) | 0 | (428,735) | 21,499,590 | 0 | 0 | 23,420,871 | 14,056,556 | 9,364,315 |
| 10 2019 | 0 | 5,784,077 | (3,399,042) | 0 | (439,730) | 21,498,260 | 0 | 0 | 23,443,565 | 14,056,556 | 9,387,009 |
| TOTAL | 10,247,876 | 46,503,019 | (24,810,417) | 53,027,219 | (65,299) | 119,773,825 | 1,589,846 | 0 | 206,266,069 | 140,565,561 | 65,700,508 |
| "Hold Steady" Costs | | | | | | | | | | | |
| 1 2010 | 0 | 3,424,064 | (1,593,866) | 11,267,347 | 959,012 | 0 | 0 | 0 | 14,056,556 | 14,056,556 | 0 |
| 2 2011 | 10,723,708 | 3,543,906 | (1,658,436) | 11,404,873 | 994,502 | 0 | 0 | 0 | 25,008,553 | 14,056,556 | 10,951,997 |
| 3 2012 | 10,723,708 | 3,667,942 | (1,725,617) | 11,749,455 | 1,031,292 | 0 | 0 | 0 | 25,446,780 | 14,056,556 | 11,390,224 |
| 4 2013 | 10,723,708 | 3,796,320 | (1,795,515) | 11,761,679 | 1,069,430 | 0 | 0 | 0 | 25,555,622 | 14,056,556 | 11,499,065 |
| 5 2014 | 10,723,708 | 3,929,192 | (1,868,239) | 11,977,105 | 1,108,963 | 0 | 0 | 0 | 25,870,728 | 14,056,556 | 11,814,172 |
| 6 2015 | 0 | 4,066,713 | (1,943,904) | 12,877,899 | 1,149,944 | 0 | 0 | 1,200,000 | 17,350,651 | 14,056,556 | 3,294,095 |
| 7 2016 | 0 | 4,209,048 | (2,022,628) | 13,469,661 | 1,192,423 | 0 | 0 | 800,000 | 17,648,504 | 14,056,556 | 3,591,948 |
| 8 2017 | 0 | 4,356,365 | (2,104,535) | 14,080,241 | 618,228 | 225,068 | 737,924 | 0 | 17,913,291 | 14,056,556 | 3,856,735 |
| 9 2018 | 0 | 4,508,838 | (2,189,754) | 14,710,240 | 0 | 14,490,949 | 0 | 0 | 31,520,273 | 14,056,556 | 17,463,717 |
| 10 2019 | 0 | 4,666,647 | (2,278,417) | 15,360,279 | 0 | 12,058,359 | 0 | 0 | 29,806,868 | 14,056,556 | 15,750,312 |
| TOTAL | 42,894,831 | 40,169,035 | (19,180,912) | 128,658,779 | 8,123,793 | 26,774,376 | 737,924 | 2,000,000 | 230,177,826 | 140,565,561 | 89,612,266 |

NOTES: The "Incremental Costs Over Base Year" (shaded) column shows the increased costs over the 2010 base year costs for rent and other building expenses.

Information in this summary has been extracted from the JLL consulting firm's cost projections for the two Civic Center options: "Revised Proposal" and "Hold Steady."

These additional costs have not been built into the most recent Five-year Outlook.